

Agenda for the Regular City Planning Board Meeting on **Thursday, September 26, 2002**  
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza  
(Note: If you will not be able to attend the meeting, please notify Mr. MacKenzie)

## **BUSINESS MEETING:**

### **I. ADMINISTRATIVE MATTERS: (See enclosed)**

1. Approval of the Minutes of July 25, 2002, August 8, 2002 and August 22, 2002.
2. Receive and file the Financial Report for the period ending August 31, 2002.

### **II. REGULATORY MATTERS:**

3. S-13-2002 Property located on Countryside Boulevard & Hackett Hill Road, an application to subdivide property to create 115 residential building lots - Waterford Development Corp.  
**Public Hearing Held: 06/13/2002**  
**Extended Deadline: 09/26/2002** [Letters Enclosed]
4. S-19-2002 Property located at 1467 Candia Road, an application to subdivide property to create three (3) single family lots – Denis & Betty Kounas  
**Public Hearing Held: 07/11/2002**  
**Extended Deadline for Action: 09/26/2002** [Recommendation Enclosed]
5. S-26-2002 Property located at 4547 Brown Avenue, an application to subdivide property to create 15 single family building lots, and one house lot – Riley Enterprises  
**Public Hearing Held: 06/27/2002**  
**Extended Deadline for Action: 09/26/2002** [Recommendation Enclosed]
6. S-34-2002 Property located at 582 Bodwell Road, an application for lot line adjustment and subdivision to create seven (7) new single family building lots – Brook Hollow Corp.  
**Public Hearing Held: 08/08/2002**  
**Deadline for Action: 10/10/2002** [Remain on Table]
7. S-37-2002 Property located on Lake Shore Road and Zachary Road, an application to

- subdivide property to create sq. ft. single family building lot – Alfred & Bertha Lessard  
**Public Hearing Held: 08/08/2002**  
**Deadline for Action: 10/10/2002** [Recommendation Enclosed]
8. S-38-2002 CU-18-2002 Property located at 655 Douglas Street, an application to subdivide to create a lot containing a single family dwelling, and a lot containing a 3-unit apartment; and, an application for a conditional use permit for a single family lot consistent with Section 6.10 of the zoning ordinance – Peloquin Realty / 161 Realty LLC  
**Public Hearing Held: 09/11/2002**  
**Deadline for Action: 11/14/2002** [Recommendation Enclosed]
9. S-40-2002 SP-24-2002 Property located on Goffs Falls Road, an application to subdivide property to create a 4.9 acre lease lot, and discontinue a portion of public right-of-way; and a site plan application to create a paved storage area for new vehicles – Manchester Airport Authority  
**Public Hearing Held: 09/11/2002**  
**Deadline for Action: 11/14/2002** [Recommendation Enclosed]
10. S-41-2002 Property located at 414 Wilson Street and 515 Cedar Street, an application to subdivide property to create a 5,659 sq. ft. lot containing a single family dwelling, and a 5,370 sq. ft. building lot – Bui, Quan S  
**Public Hearing Held: 09/11/2002**  
**Deadline for Action: 11/14/2002** [Staff Report Enclosed]
11. S-42-2002 adjusting Property located at 40 & 98 Willow Street, an application to subdivide by a lot line without creating a new lot – Smith Brooks Realty & Flying Horse Realty  
**Public Hearing Held: 09/11/2002**  
**Deadline for Action: 11/14/2002** [Staff Report Enclosed]
12. S-43-2002 Property located at 181 Old Wellington Road, an application to subdivide and create a total of three (3) lots – Marcel C. Patient, Jr.  
**Public Hearing Held: 09/11/2002**  
**Deadline for Action: 11/14/2002** [Staff Report Enclosed]
13. SP-15-2002 Property located at 195 McGregor Street, an application for site plan approval for the construction of a 55,000 sq. ft. parking garage providing approximately 699 parking spaces, and modifications to the surface parking lot – Elbes Associates  
**Public Hearing Held: 06/27/2002**  
**Deadline for Action: 11/22/2002** [Extension Granted]
14. SP-23-2002 CU-17-2002 Property located at 510 Harvey Road, an application for site plan approval and for a conditional use permit for the construction of a 3,000 sq. ft. convenience store, “drive-through” operation, 5 fueling islands and parking – Joanne B. Bogers  
**Public Hearing Held: 09/11/2002**  
**Deadline for Action: 11/14/2002** [Report to be Submitted]
15. CU-07-2002 Property located at 75 West Baker Street, an application for conditional use permit

to occupy former two family house as congregate living facility in the B-2 zoning district, and an application for a conditional use permit for alternative parking arrangements as specified in Article 10.02 of the Zoning Ordinance – VFW Post 8214

**Public Hearing Held: 09/11/2002**

**Deadline for Action: 11/14/2002**

**[Place on Table]**

**Other Business Items:**

16. Application by Spectrum Investment Group for voluntary merger of three (3) contiguous lots at 30 Maple Lane, Tax Map 506 Lot 42, Lots 21, 22, and 23.
17. Request to re-consider condition of approval for S-14-2002 (Mystic Street).

**III. INFORMATIONAL ITEMS:**

18. Minutes of SNHPC meeting of August 28, 2002 **[See Enclosed]**
19. Memo from SNHPC regarding Municipal Law Lecture Series **[See Enclosed]**
20. R.S.A. 36:54-58 “Review of Developments of Regional Impact” **[See Enclosed]**
21. Determination of Regional Impact. **[To be distributed at meeting]**

**IV. SUCH OTHER ITEMS AS BOARD MEMBERS MAY WISH TO INTRODUCE.**